



Department of Planning, Housing, & Community Development

Mayor, Richard C. David
Director, Dr. Juliet Berling

Meeting Date: 22, October 2015
Sent To: Commission on Architecture & Urban Design Members
Subject: **47 North Street - Historic significance Amendment**
Tax ID: 160.31-34
Case: CAUD 2015-73

Property History and Condition

Year of Construction circa. 1869

Land Use R-3 Residential, Building is vacant.

Significance The home is designed in the Second Empire Style. This home is characterized by the detailing of the concave mansard roof, a bracketed cornice, and a detailed stoop entry at the front entry of the building. This home is designed in a higher style than most surrounding buildings and is much larger.

The Sturtevant House was built sometime around 1869 according to Hopkins Map and City Directory Records. Most likely the builder of the home was J.G. Reynolds who was a proprietor of Bolles & Company. There is little information available on J.G. Reynolds, or the Company. City Directory records indicate the home was a boarding house, and that J.G. Reynolds relatives boarded in the home for several years. James W. Sturtevant would not move in the home until 1883 when City directories indicate that Sturtevant moved from his Oak Street home to the 47 North Street location to follow the moving of the Sturtevant - Larrabee Company from its Cincinnatus location to the new location on Charles Street. The company would be renamed the company Kingman, Sturtevant & Larrabee that same year. Most likely, Sturtevant renovated the home to make it a single-family dwelling after he moved to the location Sanborn Maps indicate this change to a single-family dwelling from the previous boarding house represented on the 1875 Hopkins Map and City Directories between 1869 and 1883.

Larrabee Company Chronology

c. 1850 – Lynman Larrabee opens a workshop in Cazenovia.

1854 – Taylor & Larrabee partnership, making carriages in Cazenovia.

1860 – Larrabee moved to Cincinnati, opened business as Larrabee & Gee. Made Sleighs and Cutters. Also made wagons and parts.

1876 – H. Chester Larrabee, Lynman's son, joined the firm becoming L.J. Larrabee & Son, also known as the "Cincinnati Cutter Works".

1880 – New factory opened in Lower Cincinnati.

1883 – Death of L.J. Larrabee. Firm moved to Binghamton and became Kingman, Sturtevant & Larrabee. Location was on Charles Street – later on the Vail-Ballon Site.

1891 – Reorganized as Sturtevant-Larrabee Co.

1893 – Produced and shipped 5,639 sleighs and 2,023 carriages and wagons this year. Peak production.

1914 – Last catalog produced. Larrabee-Deyo trucks produced. Company also produced furniture made as the company moved away from sleigh and wagon manufacturing due to the invention and production of the automobile.

1918 – Sturtevant-Larrabee dissolved at this point due to steep decline in manufacturing. Larrabee-Deyo continued producing trucks.

1928 – Larrabee-Deyo disbanded, H.C Larrabee died in 1928.

1930 – Last Larrabee trucks produced.

Staff Findings

Demolition Criteria:

1. *An outstanding example of a structure or memorial representative of its era, either past or present.*

There is no significant information to support these criteria.

2. *One of the few remaining examples of past architectural style or combinations of styles.*

This is a good example of the Second Empire style home. The style is higher in ornamentation than other local examples in this area and in its period of construction. The home is one of only few existing Second Empire homes in this neighborhood.

3. *The place where an historical event of significance to the City, region, state or nation, or representative activity of a past era took place.*

This property was the home of J.W. Sturtevant who was one of the main proprietors of Sturtevant-Larrabee Company, the largest producers of wagons, sleighs, and carriages in late 19th and early 20th century Binghamton. Staff has not found any other evidence that supports this criteria.

It is Staff's opinion that the property does meet the criteria for listing as a Local Landmark